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Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

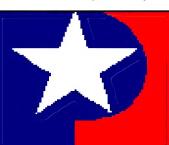
Total Card / Total Parcel

USE VALUE:

1,154,500 / 1,154,500

ASSESSED:

1,154,500 / 1,154,500


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
18		SPY POND PKWY, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ONEILL EUGENE F / LIFE ESTATE
Owner 2:	
Owner 3:	

Street 1: 18 SPY POND PKWY

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: ONEILL EUGENE F -

Owner 2: -

Street 1: 18 SPY POND PKWY

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 11,420 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1524 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		11420		Sq. Ft.	Site		0	85.	0.87	2			Water F	30					842,678						842,700	

Total AC/HA: 0.26217

Total SF/SM: 11420

Parcel LUC: 101 One Family

Prime NB Desc: KEL/MANOR

Total: 842,678

Spl Credit

Total: 842,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

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EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH						
Type: 6	Colonial			Full Bath: 1	Rating: Average			PDAS. OF=BMT SINK.										
Sty Ht: 2	2 - 2 Story			A Bath:	Rating:													
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:													
Foundation: 1	- Concrete			A 3QBth:	Rating:													
Frame: 1	- Wood			1/2 Bath: 1	Rating: Average													
Prime Wall: 4	- Vinyl			A HBth:	Rating:													
Sec Wall:		%		OthrFix: 1	Rating: Average													
Roof Struct: 1	- Gable			OTHER FEATURES														
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Color: BLUE				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
View / Desir: k	- Kelwyn Manor			Fpl: 1	Rating: Average			Other										
GENERAL INFORMATION				WSFlue:	Rating:			Upper										
Grade: C	- Average			CONDOS INFORMATION				Lvl 2										
Year Blt: 1950	Eff Yr Blt:			Location:				Lvl 1										
Alt LUC:		Alt %:		Total Units:				Lower										
Jurisdct: G10		Fact: .		Floor:				Totals	RMS: 7	BRs: 3	Baths: 1	HB: 1						
Const Mod:				% Own:														
Lump Sum Adj:				Name:														
INTERIOR INFORMATION				DEPRECIATION														
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %													
Prim Int Wall: 1	- Drywall			Functional:														
Sec Int Wall:		%		Economic:														
Partition: T	- Typical			Special:														
Prim Floors: 4	- Carpet			Override:														
Sec Floors:		%		Total: 18.6 %														
Bsmnt Flr: 12	- Concrete			CALC SUMMARY														
Subfloor:				Basic \$ / SQ:	125.00													
Bsmnt Gar:				Size Adj.: 1.33897638														
Electric: 3	- Typical			Const Adj.: 0.99000001														
Insulation: 2	- Typical			Adj \$ / SQ: 165.698														
Int vs Ext: S				Other Features: 81035														
Heat Fuel: 2	- Gas			Grade Factor: 1.00														
Heat Type: 1	- Forced H/Air			NBHD Inf: 1.00000000														
# Heat Sys: 1				NBHD Mod:														
% Heated: 100		% AC: 100		LUC Factor: 1.00														
Solar HW: NO		Central Vac: NO		Adj Total: 383032														
% Com Wall		% Sprinkled:		Depreciation: 71244														
				Depreciated Total: 311788														
MOBILE HOME				Make:		Model:		Serial #:		Year:		Color:						
SPEC FEATURES/YARD ITEMS				PARCEL ID 021.0-0002-0002.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
2	Frame Shed	D	Y		18X12	A	AV	1990		0.00	T	23.2	101					
More: N	Total Yard Items:					Total Special Features:								Total:				
IMAGE AssessPro Patriot Properties, Inc																		
																		